



## COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

# ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**MEETING DATE:** November 19, 2024

**REGARDING:** 43145 Thirteen Mile Road # 50-22-11-101-014 (PZ24-0056)

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Lina Wang & Brandon Ellis

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

Zoning District: This property is zoned One Family Residential (R-4)

Location: on Thirteen Mile Road, east of South Lake Drive

Parcel #: 50-22-11-101-014

#### **Request**

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.B to allow an accessory structure in the exterior side yard.

### II. STAFF COMMENTS:

*The applicant is seeking a variance to place a new accessory structure in the exterior side yard. The property is on the corner of 13-Mile Road and Martin Ave. The new 12'x16' shed would be located 6-foot off the property line along Martin Ave. There are no other sheds that close to the road along Martin Ave., but the corner lot has limited location possibilities.*

**III. RECOMMENDATION:**

**The Zoning Board of Appeals may take one of the following actions:**

1. I move that we **grant** the variance in Case No. **PZ24-0056**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.

(b) The property is unique because \_\_\_\_\_.

(c) Petitioner did not create the condition because \_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because \_\_\_\_\_.

(e) The relief is consistent with the spirit and intent of the ordinance because \_\_\_\_\_.

(f) The variance granted is subject to:

1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.
4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ24-0056**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

(a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi



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 www.cityofnovi.org

## ZONING BOARD OF APPEALS APPLICATION

RECEIVED

SEP 30 2024

CITY OF NOVI  
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <span style="font-size: 24px; color: blue;">\$220.00</span>	
PROJECT NAME / SUBDIVISION <span style="font-size: 24px; color: blue;">Storage shed</span>				Meeting Date: <span style="font-size: 24px; color: blue;">11-19-24</span>	
ADDRESS <span style="font-size: 24px; color: blue;">43145 W 13 Mile Rd, Novi</span>		LOT/SIUTE/SPACE #		ZBA Case #: <span style="font-size: 24px; color: blue;">PZ 24-0056</span>	
SIDWELL # 50-22- <span style="font-size: 24px; color: blue;">11-101-014</span>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <span style="font-size: 24px; color: blue;">W 13 Mile Rd &amp; Martin Ct</span>					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS <span style="font-size: 24px; color: blue;">lena.lina.wang@gmail.com</span>		CELL PHONE NO. <span style="font-size: 24px; color: blue;">313-400-1576</span>	
NAME <span style="font-size: 24px; color: blue;">Lina Wang &amp; Brandon Ellis</span>				TELEPHONE NO. <span style="font-size: 24px; color: blue;">248-840-0545</span>	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS <span style="font-size: 24px; color: blue;">43145 W 13 Mile Rd</span>		CITY <span style="font-size: 24px; color: blue;">Novi</span>		STATE <span style="font-size: 24px; color: blue;">MI</span>	ZIP CODE <span style="font-size: 24px; color: blue;">48377</span>
<b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <span style="font-size: 24px; color: blue;">4.19.1.B</span> Variance requested <span style="font-size: 24px; color: blue;">to allow a storage shed in the exterior side yard</span>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275					
<input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440					
<input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
• Dimensioned Drawings and Plans			• Existing & proposed distance to adjacent property lines		
• Site/Plot Plan			• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property			• Floor plans & elevations		
• Number & location of all on-site parking, if applicable			• Any other information relevant to the Variance application		



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE

ACCESSORY BUILDING     USE     OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

Lin Wang & Brandon  
Applicant Signature

9/27/2024  
Date

### B. PROPERTY OWNER

**If the applicant is not the owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



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**REVIEW STANDARDS  
 DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

**Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

**a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Not Applicable     Applicable    If applicable, describe below:

*The existing dimensions and location of the house/deck do not allow the deck to fit in a reasonable manner without an exemption.*

**and/or**

**b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

Not Applicable     Applicable    If applicable, describe below:

**and/or**

**c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

Not Applicable     Applicable    If applicable, describe below:

## Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

We only have one lot, and we have never split it.

## Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Our lot (80 feet by 100 feet) is the corner lot that faces both 13 mile Rd and Martin St. Therefore, the majority of our yard is considered front yard (30 x 120 facing Martin St and 50 x 24 facing 13 Mile Rd) That left us no space to build

**Standard #4. Minimum Variance Necessary.** Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district, a 12x16' storage shed.

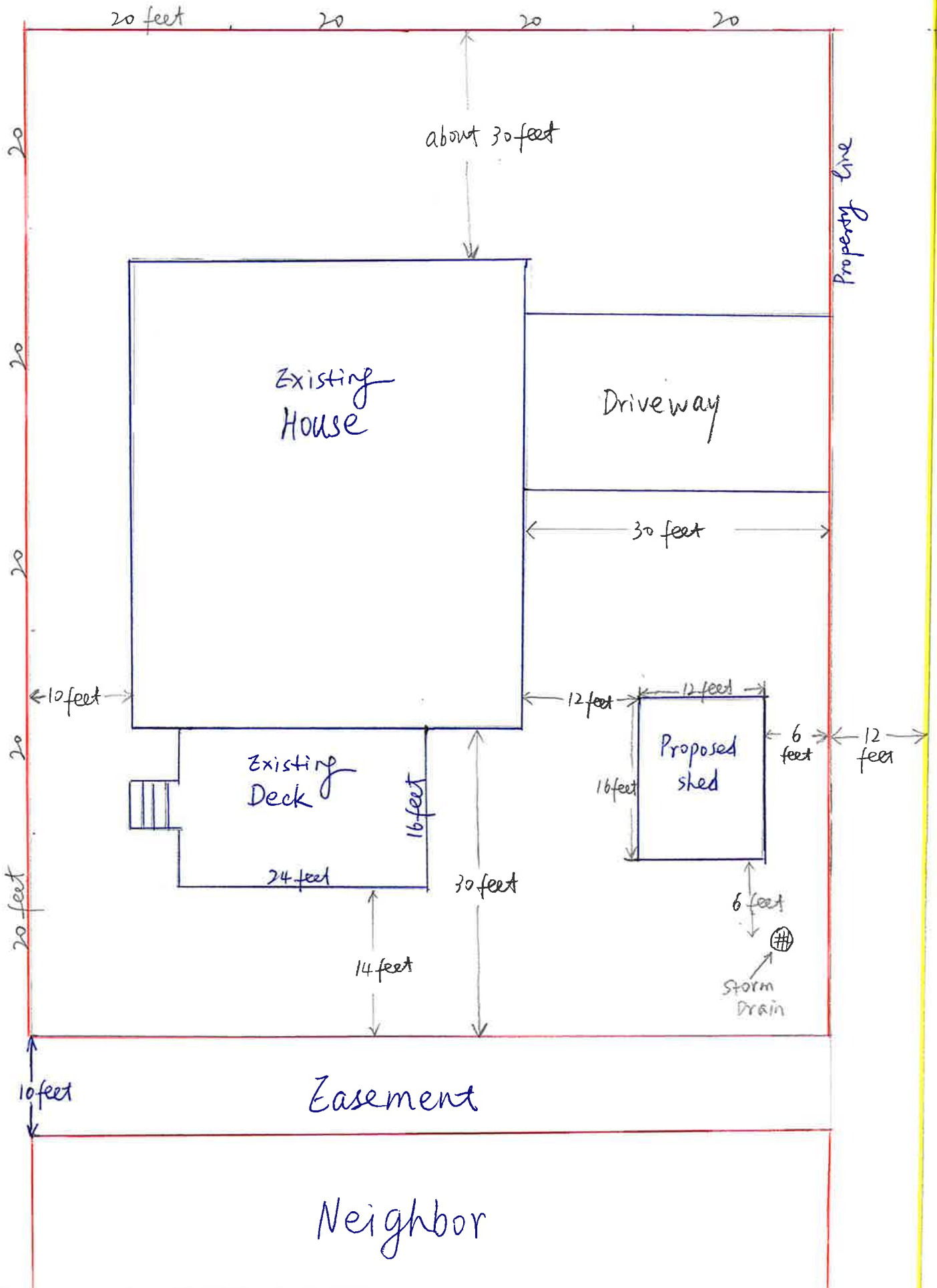
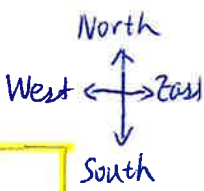
We follow Novi's general guidance on keeping the shed 6 feet away from the side property line, 10 feet away from the house and 6 feet away from the storage drain.

## Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

The proposed shed is consistent with existing residential uses in the neighborhood. The shed is designed to follow the house's exterior siding pattern and color, which is visually appealing. Our activities on the deck will be blocked by the shed, which is less distracting for the neighborhood.

# W 13 Mile Rd





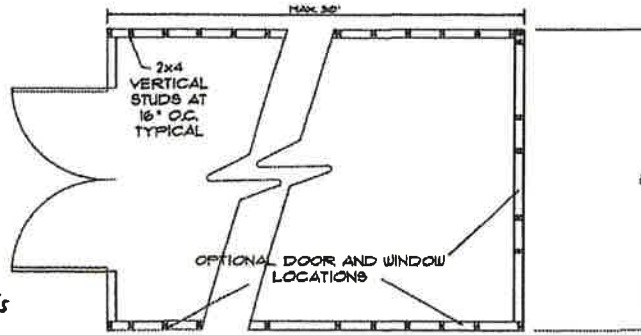


Garden Shed  
12x16

Cape Cod

12' wide

- Cape Cod model
- 7' Sidewall height
- Total height 11'3" Ground to peak
- 16" on Center Studs
- Double Top plate
- 12" on Center Floor Joists treated 2x4's
- 5/8" Sanded Plywood Floor
- 24" on Center rafters
- 5- treated 4x4 runners on the bottom of the shed.



1 FLOOR PLAN FOR MAX. 12' WIDE CAPE COD  
SCALE: 1/2" = 1'-0"

NOTE: WINDOWS AND DOORS MAY BE LOCATED IN EITHER THE SIDE WALL OR ENDWALL. DOORS ARE PERMITTED TO BE IN BOTH ENDWALLS OR ENDWALL AND SIDE WALL IF REQUESTED BY CUSTOMER.

**NOTES:**

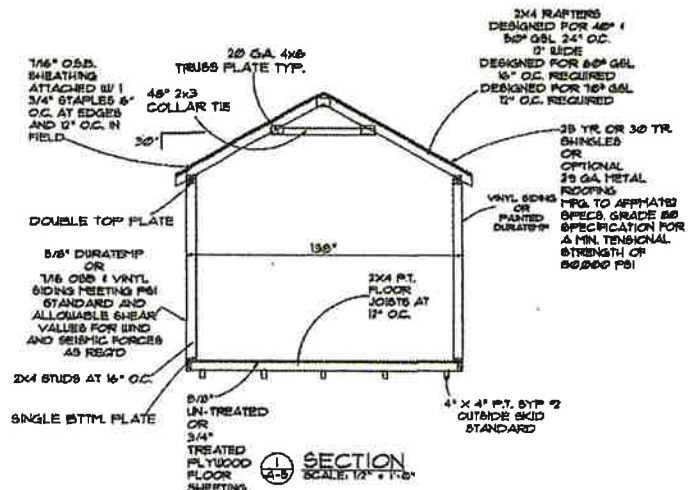
PLACEMENT AND ANCHORING OF THE STRUCTURE SHALL BE BY OTHERS AND SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SUBJECT TO ANY AND ALL REQUIREMENTS OF THE JURISDICTION IN WHICH THE UNIT IS PLACED.

CONTRACTORS TO SECURE ALL PERMITS AS REQUIRED AND CALL FOR ALL CONSTRUCTION INSPECTIONS.

ALL UNSPECIFIED CONSTRUCTION TO MEET ALL STATE AND LOCAL CODE REQUIREMENTS.

**BUILDING SPECIFICATIONS AND GENERAL NOTES**

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	2x4 STUDS AT 16" O.C.	100	LINEAL FT.	1.50	150.00
2	2x4 RAFTERS	10	LINEAL FT.	12.00	120.00
3	2x4 PT. FLOOR JOISTS AT 12" O.C.	100	LINEAL FT.	1.50	150.00
4	5/8" SANDED PLYWOOD FLOOR	100	SQ. FT.	1.50	150.00
5	2x4 VENT. SIDING	100	LINEAL FT.	1.50	150.00
6	35 YR. OR 30 TR. SHINGLES	100	SQ. FT.	1.50	150.00
7	4" X 4" PT. STD. 2 OUTSIDE SKID STANDARD	5	LINEAL FT.	10.00	50.00
8	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
9	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
10	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
11	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
12	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
13	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
14	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
15	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
16	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
17	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
18	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
19	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00
20	1/2" OSB SHEATHING	100	SQ. FT.	1.50	150.00



1 SECTION  
SCALE: 1/2" = 1'-0"

**Barr Design Group, LLC**  
  
 502 S. Main St.  
 Goshen, IN 46526  
 Tel: (574) 534-6531  
 Fax: (574) 534-6565

MAST MINI-BARNS  
 12' Cape Cod Unit (149 5x8 6x8 7x8)  
 FLOOR PLAN SECTION



ALL MATERIALS TO BE USED SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS.

THIS DRAWING IS THE PROPERTY OF BARR DESIGN GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BARR DESIGN GROUP, LLC.

DATE:	02
BY:	10-19-18-CGG
CHKD:	3/20/20
SCALE:	1/2" = 1'-0"
REV:	10-18-18CC

NO.	DESCRIPTION	DATE	BY

20-215-12CC

4/9/20



A photograph of a residential yard. In the foreground, there is a concrete sidewalk and a grassy lawn. A wooden fence runs across the middle ground. Behind the fence is a yellow house with two windows. To the right, a black trampoline with a green safety net is set up. On the far right, the side of a light blue house is visible. In the background, there are trees and a utility pole with power lines. A speed limit sign is visible on the left side of the image.

SPEED  
LIMIT  
25



WALKING









Community Development Department

45175 Ten Mile Road

Novi, MI 48375

Dear Zoning Board of Appeals Variance,

My neighbors Lina Wang and Brandon Ellis (43145 W 13 Mile Road, Novi, MI 48377) communicated to me that they would like to build a storage shed on their yard facing Martin Street. I am okay with them building this shed as it will not block my view of Walled Lake from my deck.

Thank you.

*Bob Beard*

Neighbor name: *BILL BARWARD*

Neighbor address: *175 WAEN WRIGHT*

*9-29-2024*



Community Development Department

45175 Ten Mile Road

Novi, MI 48375

Dear Zoning Board of Appeals Variance,

I am a neighbor of Lina Wang and Brandon Ellis (43145 W 13 Mile Road, Novi, MI 48377), my name is *Kiel*. I would like to state that I have no problems with them building a storage shed on their yard that is facing Martin Street.

Thank you.

Neighbor name: *Kiel Hearn*  
Neighbor address: *157. Wainwright St Novi MI 48377*

*9/29/2024*

Community Development Department

45175 Ten Mile Road

Novi, MI 48375

Dear Zoning Board of Appeals Variance,

I Darcy Riley the neighbor of Lina Wang and Brandon Ellis (43145 W 13 Mile Road, Novi, MI 48377) would like to express my support for their building a storage shed on their yard that is facing Martin Street and I attest that I have no objection to it.

Thank you.



Neighbor name: Darcy Riley

Neighbor address: 43185 W 13 mile Rd  
Novi mi 48377

9/28/24

Community Development Department

45175 Ten Mile Road

Novi, MI 48375

Dear Zoning Board of Appeals Variance,

I understand my neighbors' Lina Wang and Brandon Ellis (43145 W 13 Mile Road, Novi, MI 48377) would like to build a storage shed on their yard facing Martin Street. I have no concerns with their building of this shed.

Thank you.

Neighbor name: Donald LaPan

Neighbor address: 176 Wainwright

9 / 29 / 24

Community Development Department

45175 Ten Mile Road

Novi, MI 48375

Dear Zoning Board of Appeals Variance,

I would like to express support of my neighbor Lina Wang & Brandon Ellis (43145 W 13 Mile Road, Novi, MI 48377). I am aware of their desire to build a storage shed on their yard facing Martin Street and this does not cause me any concern.

Thank you.

Neighbor name: Kameron Dewulf

Neighbor address: 145 Wainwright St

9/29/24